

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Garland, Dallas County, on I-30, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 2849, at Page 499, Volume 5045, at Page 330, and Volume 5357, at Page 628, Deed Records of Dallas County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

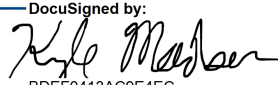
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

I-30 Bobtown, LLC is an abutting landowner and has requested to purchase the tract for \$105,000.

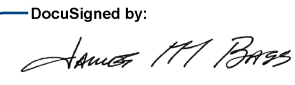
The commission finds \$105,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to I-30 Bobtown, LLC for \$105,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4FC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629DA547B4BD...
Executive Director

115829 Aug 27 2020

Minute	Date
Number	Passe

EXHIBIT "A"

County: Dallas
Highway: Interstate Highway 30
RCSJ: 0009-11-139

Page 1 of 4
April 20, 2020

TRACT 1

BEING a tract of land situated in the City of Garland, Dallas County, Texas, out of the Thomas Stone Survey, Abstract No. 1330, part of a called 0.338 acre tract of land described by that certain Judgment, Cause No. 6755-A, to the State of Texas, as recorded by Volume 5045, Page 330, Deed Records, Dallas County, Texas, part of a called 1.104 acre tract (Parcel 40-1-2 Tract No. 1) of land described by that certain Final Judgment, Cause No. 6683-A, to the State of Texas, as recorded by Volume 5357, Page 628, Deed Records, Dallas County, Texas, part of a called 7.369 acre tract of land described by that certain Right-of-Way Deed to the State of Texas, as recorded by Volume 2849, Page 499, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at 5/8 inch iron rod found in the existing south right-of-way line of Interstate Highway No. 30 (IH-30, a variable width public right-of-way) for the most northerly northwest corner of Lot 1, Block 1, Bobtown Place II, an addition to the City of Garland, Dallas Texas, according to the conveyance plat thereof recorded by Instrument No. 20070086288, Official Public Records, Dallas County, Texas, said iron lying in the southeast line of said 7.369 acre tract, from which a 1/2 inch iron rod found bears North 00 degrees 54 minutes 39 seconds West, a distance of 0.63 feet;

THENCE, along the west line of said Lot 1 and said southeast line, South 32 degrees 45 minutes 51 seconds West, a distance of 13.97 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the **POINT OF BEGINNING**;

- 1) **THENCE**, continuing along said common line, South 32 degrees 45 minutes 51 seconds West, a distance of 120.35 feet to a 3 inch aluminum disk stamped "Bobtown Place II" found, same being located at the north corner of said 1.104 acre tract;
- 2) **THENCE**, departing said southeast line, along the east line of said 1.104 acre tract and continuing along the west line of said Lot 1, South 26 degrees 43 minutes 20 seconds East, a distance of 144.46 feet to a 1/2 inch iron rod found;
- 3) **THENCE**, continuing along said east line and said west line, and along the east line of said 0.338 acre tract, South 15 degrees 07 minutes 16 seconds West, a distance of 322.89 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southeast corner of said 0.338 acre tract;
- 4) **THENCE**, continuing along said west line and the southeast line of said 0.338 acre tract, South 58 degrees 46 minutes 21 seconds West, a distance of 96.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, from which a 5/8 inch iron rod found in the existing southeasterly right-of-way line of said IH-30, same being the most westerly southwest corner of said Lot 1, bears South 58 degrees 46 minutes 21 seconds West, a distance of 20.00 feet;

THENCE over and across said 0.338 acre, said 1.104 acre and said 7.369 acre tracts as follows:

EXHIBIT "A"

County: Dallas
Highway: Interstate Highway 30
RCSJ: 0009-11-139


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April 17, 2020

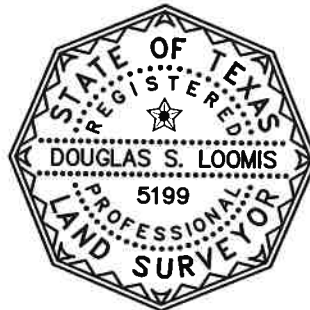
TRACT 1

- 5) North 01 degrees 48 minutes 37 seconds East, a distance of 114.79 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;
- 6) North 00 degrees 14 minutes 16 seconds West, a distance of 91.29 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;
- 7) North 01 degrees 22 minutes 04 seconds West, a distance of 73.38 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a non-tangent curve to the left;
- 8) Along said curve to the left, through a central angle of 19 degrees 43 minutes 40 seconds, a radius of 485.60 feet, an arc length of 167.20 feet, having a chord bearing of North 08 degrees 37 minutes 41 seconds West, and a chord distance of 166.37 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a reverse curve to the right;
- 9) Along said reverse curve to the right, through a central angle of 81 degrees 54 minutes 08 seconds, a radius of 55.00 feet, an arc length of 78.62 feet, having a chord bearing of North 22 degrees 27 minutes 33 seconds East, and a chord distance of 72.10 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;
- 10) North 63 degrees 24 minutes 37 seconds East, a distance of 182.41 feet to the **POINT OF BEGINNING**, containing 66,630 square feet or 1.5296 acres of land, more or less.

All bearings shown hereon are based upon the north line of Lot 1, Block 1, Bobtown Place II Addition, as recorded by Instrument No. 20070086288, Official Public Records, Dallas County, Texas. Being held as North 61 degrees 31 minutes 00 seconds East.

Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83).

 4-21-2020
Douglas S. Loomis, R.P.L.S. Date
Texas Registration No. 5199



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TBPLS Firm No. 10139600

LEGEND

A.D.F. 3 INCH ALUMINUM DISK
 STAMPED "BOBTOWN PLACE II"
 5/8" I.R.S. 5/8" IRON ROD SET WITH PLASTIC
 CAP STAMPED "SCI"
 (C.M.) CONTROLLING MONUMENT
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 I.R.F. IRON ROD FOUND
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
 DALLAS COUNTY, TEXAS
 PG. PAGE
 R.O.W. RIGHT OF WAY
 VOL. VOLUME
 XF CUT "X" IN CONCRETE FOUND

————— BOUNDARY LINE (SUBJECT PROPERTY)
 ———— BOUNDARY LINE (OFF SITE)
 - - - - - EASEMENT LINE

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°43'40"	485.60'	167.20'	N 08°37'41" W	166.37'
C2	81°54'08"	55.00'	78.62'	N 22°27'33" E	72.10'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 32°45'51" W	120.35'
L2	S 26°43'20" E	144.46'
L3	S 15°07'16" W	322.89'
L4	S 58°46'21" W	96.82'
L5	N 01°48'37" E	114.79'
L6	N 00°14'16" W	91.29'
L7	N 01°22'04" W	73.38'
L8	N 63°24'37" E	182.41'
L9	S 32°45'51" W	13.97'
L10	S 58°46'21" W	20.00'
L11	S 09°23'56" E	31.70'
L12	N 89°37'45" E	151.52'

DEED TABLE

NUMBER	IDENTIFIER	RECORDING INFO.
D1	PARCEL 40-1-2 CALLED 1.047 ACRES STATE OF TEXAS	VOL. 5357, PG. 628, D.R.D.C.T.
D2	REMAINDER OF CALLED 7.369 ACRES STATE OF TEXAS	VOL. 2849, PG. 499, D.R.D.C.T.
D3	PART OF CALLED 7.369 ACRES STATE OF TEXAS	VOL. 2849, PG. 499, D.R.D.C.T.
D4	REMAINDER OF CALLED 1.104 ACRES STATE OF TEXAS	VOL. 5357, PG. 628, D.R.D.C.T.
D5	REMAINDER OF CALLED 0.338 ACRES STATE OF TEXAS	VOL. 5045, PG. 330, D.R.D.C.T.
D6	PART OF CALLED 0.338 ACRES STATE OF TEXAS	VOL. 5045, PG. 330, D.R.D.C.T.

INTERSTATE HIGHWAY NO. 30
66,630 SQUARE FOOT TRACT IN THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330
CITY OF GARLAND, DALLAS COUNTY, TEXAS

